

PB# 02-27

**Schlesinger
(Sub.)**

57-1-2

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY
DATE: 04-02-03

02-27

SCHLESINGER SUBDIVISION
STATION ROAD (6 LOTS)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/07/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 2-27

NAME: SCHLESINGER SUBDIVISION - PA2002-0994

APPLICANT: SCHLESINGER, NEIL & GLYNNA

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/02/2003	PLANS STAMPED	APPROVED
10/09/2002	P.B. APPEARANCE-PUB HEAR . APPROVED SUBJECT TO MARK EDSALL	ND: CLOSE PH APP CON
09/25/2002	P.B. APPEARANCE	LA: SCHED PH
09/18/2002	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/07/2003

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-27

NAME: SCHLESINGER SUBDIVISION - PA2002-0994

APPLICANT: SCHLESINGER, NEIL & GLYNNA

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/19/2002	EAF SUBMITTED	09/19/2002	WITH APPLICAT
ORIG	09/19/2002	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	09/19/2002	LEAD AGENCY DECLARED	09/25/2002	TOOK LA
ORIG	09/19/2002	DECLARATION (POS/NEG)	10/09/2002	DECL NEG DEC
ORIG	09/19/2002	SCHEDULE PUBLIC HEARING	09/25/2002	SCHEDL PH
ORIG	09/19/2002	PUBLIC HEARING HELD	10/09/2002	CLOSED PH
ORIG	09/19/2002	WAIVE PUBLIC HEARING	/ /	
ORIG	09/19/2002	PRELIMINARY APPROVAL	/ /	
ORIG	09/19/2002		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/28/2003

PAGE: 1


LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 2-27

NAME: SCHLESINGER SUBDIVISION - PA2002-0994

APPLICANT: SCHLESINGER, NEIL & GLYNNA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/25/2003	5 LOTS @ 1,500.00 EA	CHG	7500.00		
03/27/2003	REC. CK. #7880	PAID		7500.00	
		TOTAL:	7500.00	7500.00	0.00


3/28/03

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/28/2003

PAGE: 1

LISTING OF PLANNING BOARD **FIES**
4% FEE

FOR PROJECT NUMBER: 2-27

NAME: SCHLESINGER SUBDIVISION - PA2002-0994
APPLICANT: SCHLESINGER, NEIL & GLYNNA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/25/2003	2% OF \$54,985. COST EST	CHG	1099.70		
03/27/2003	REC. CK. #7881	PAID		1099.70	
		TOTAL:	1099.70	1099.70	0.00

h
3/28/03

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#297-2003**

03/28/2003

**Schlesinger, Neil S.
420 Station Road
Rock Tavern, NY 12575**

**Received \$ 270.00 for Planning Board Fees, on 03/28/2003. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

February 26, 2003

Mr. Neil Schlesinger
475 Temple Hill Road
New Windsor, NY 12553

SUBJECT: P.B. #02-27 - SUBDIVISION

Dear Mr. Schlesinger:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account that will be returned to you by mail.

Payment should be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$ 270.00
Check #2 - Recreation Fee (5 lots).....	\$7,500.00
Check #3 - 2% of Cost Estimate (\$54,985.00) for Roadway	
Inspection fee.....	\$ 1,099.70

Upon receipt of these checks, I will have the plans and mylar stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/25/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 2-27

NAME: SCHLESINGER SUBDIVISION - PA2002-0994
APPLICANT: SCHLESINGER, NEIL & GLYNNA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/25/2003	SUB. APPROVAL FEE	CHG	270.00		
			-----	-----	-----
		TOTAL:	270.00	0.00	270.00

Check #1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/25/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 2-27

NAME: SCHLESINGER SUBDIVISION - PA2002-0994

APPLICANT: SCHLESINGER, NEIL & GLYNNA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/25/2003	5 LOTS @ 1,500.00 EA	CHG	7500.00		
			-----	-----	-----
		TOTAL:	7500.00	0.00	7500.00

Check #2

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/25/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 2-27

NAME: SCHLESINGER SUBDIVISION - PA2002-0994

APPLICANT: SCHLESINGER, NEIL & GLYNNA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/25/2003	2% OF \$54,985. COST EST	CHG	1099.70		
			-----	-----	-----
		TOTAL:	1099.70	0.00	1099.70

Check #3

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/25/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 2-27

NAME: SCHLESINGER SUBDIVISION - PA2002-0994

APPLICANT: SCHLESINGER, NEIL & GLYNNA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/19/2002	REC CK. #123	PAID		750.00	
09/25/2002	P.B. ATTY. FEE	CHG	35.00		
09/25/2002	P.B. MINUTES	CHG	18.00		
10/09/2002	P.B. ATTY. FEE	CHG	35.00		
10/09/2002	P.B. MINUTES	CHG	18.00		
11/20/2002	P.B. ENGINEER FEE	CHG	176.00		
		TOTAL:	282.00	750.00	-468.00

*To be returned
by mail*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/26/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 2-27

NAME: SCHLESINGER SUBDIVISION - PA2002-0994

APPLICANT: SCHLESINGER, NEIL & GLYNNA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/19/2002	REC CK. #123	PAID		750.00	
09/25/2002	P.B. ATTY. FEE	CHG	35.00		
09/25/2002	P.B. MINUTES	CHG	18.00		
10/09/2002	P.B. ATTY. FEE	CHG	35.00		
10/09/2002	P.B. MINUTES	CHG	18.00		
11/20/2002	P.B. ENGINEER FEE	CHG	176.00		
02/26/2003	RET. TO APPLICANT	CHG	468.00		
		TOTAL:	750.00	750.00	0.00

L. R.
2/26/03

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$ _____

___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ _____

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____

___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____

TOTAL ESCROW DUE....\$ _____

* * * * *

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 130.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ 270.00

* * * * *

RECREATION FEES:

5 LOTS @ \$500.00 PER LOT\$ 7500.00

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ _____

PLANNING BOARD ATTORNEY FEES.....\$ _____

MINUTES OF MEETINGS.....\$ _____

OTHER.....\$ _____

* * * * *

~~PERFORMANCE BOND AMOUNT.....\$ _____~~

~~4% OF ABOVE AMOUNT.....\$ _____~~

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ 54,985.-

2% OF APPROVED COST ESTIMATE:.....\$ 1099.70
(INSPECTION FEE)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/28/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 2-27

NAME: SCHLESINGER SUBDIVISION - PA2002-0994

APPLICANT: SCHLESINGER, NEIL & GLYNNA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/25/2003	SUB. APPROVAL FEE	CHG	270.00		
03/27/2003	REC. CK. #7879	PAID		270.00	
			-----	-----	-----
		TOTAL:	270.00	270.00	0.00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mhcnyc@mhepc.com


Writer's e-mail address:
mjee@mhepc.com

MEMORANDUM

(via fax)

20 November 2002

TO: MYRA MASON, PLANNING BOARD SECRETARY
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: SCHLESINGER SUBDIVISION
PLANNING BOARD APPLICATION NO. 02-27



Greg Shaw submitted the attached cost estimate for the subject application. The private road cost estimate appears acceptable. I recommend the amount be set at \$54,985.

With regard to the inspection fee, verify the 4% is correct. I believe it may be 2% for private improvements.

Attached is our time printout so you can close out the project if the plans are fine.

Call if any Qs.

NW02-27-Closed Memo 112002
MJR/s

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3391 •

AS OF: 11/20/2002

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 2- 27

FOR WORK DONE PRIOR TO: 11/20/2002

TASK-NO	REC	DATE	TRAN	EMPL	ACT	DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
2-27	222490	09/18/02	TIME	MJE	WS	SCHLESSENGER SUB	88.00	0.40	35.20			
2-27	222290	09/25/02	TIME	MJE	MC	SCHLESSINGER SUB	88.00	0.50	44.00			
2-27	224359	10/08/02	TIME	MJE	MC	SCHLESSINGERS SUB	88.00	0.50	44.00			
2-27	224409	10/09/02	TIME	MJE	MM	Schlesinger Cond APP	88.00	0.10	8.80			
									132.00			
2-27	225725	10/24/02				BILL 02-1231					-132.00	
											-132.00	
						TASK TOTAL			132.00	0.00	-132.00	0.00
						GRAND TOTAL			132.00	0.00	-132.00	0.00

1 1/20 Check
44
176.00



Shaw Engineering

Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(845) 561-3695

November 25, 2002

Chairman James R. Petro, Jr. and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: Schlesinger Subdivision
Station Road

Gentlemen:

We have presented below for your consideration our Private Improvement Bond Estimate for the Schlesinger Subdivision. Our Estimate is as follows:

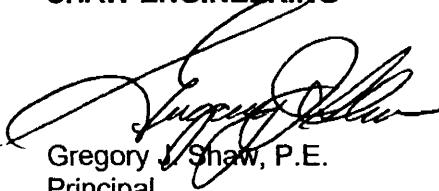
PRIVATE IMPROVEMENT BOND ESTIMATE

<u>ITEM: RIGHT-OF-WAY</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Clear & Grade	650 L.F.	\$ 16.50	\$ 10,725
8-Inch Crushed Stone Foundation Course	2,500 S.Y.	\$ 4.50	\$ 11,250
4-Inch Choker Course	2,500 S.Y.	\$ 2.25	\$ 5,625
Double Application Oil Emulsion	2,050 S.Y.	\$ 6.50	\$ 13,325
Rip Rap Lined Swales	710 L.F.	\$ 6	\$ 4,260
Rip Rap Outlet Protection	L.S.	\$ 1,000	\$ 1,000
Grass Lined Swales	800 L.F.	\$ 3	\$ 2,400
Soil Erosion & Sediment Control	L.S.	\$ 2,000	\$ 2,000
Street Identification Sign	1	\$ 150	\$ 150
Street Traffic Control Sign	1	\$ 125	\$ 125
Monuments	5	\$ 125	\$ 625
Topsoil & Seed	1,300 L.F.	\$ 5	\$ 6,500
<u>TOTAL CONSTRUCTION ESTIMATE:</u>			\$ 54,985

Should this Estimate be acceptable to your Board, my client will pay the 4% inspection fee of \$2,319.40.

Respectfully submitted,

SHAW ENGINEERING

A handwritten signature in black ink, appearing to read "Gregory J. Shaw", is written over the printed name and title.

Gregory J. Shaw, P.E.
Principal

GJS:mmv

cc: Mark Edsall, P.E., Planning Board Engineer
Neil Schlesinger

DRIVEWAY MAINTENANCE DECLARATION

1. Purchasers of lots (hereinafter referred to as "Owners") in the subdivision entitled "Schlesinger's Subdivision, Town of New Windsor, Orange County, New York", their heirs, successors and assigns shall be subject to the rights, privileges and obligation herein set forth and, by taking title to a lot in the within described subdivision, agree to be bound hereby.

2. Owners are hereby granted a right-of-way over and through the roadway as depicted on the aforementioned map for themselves, their families and their invites from and to the public highway known as Station Road.

3. Owners agree that they will contribute to the repair and maintenance of the right-of-way in accordance with the procedures hereinafter set forth:

a) The owners of all the lots in the subdivision described herein shall meet at least annually to determine what maintenance and repairs shall be accomplished on the right-of-way for the coming half year. The owners shall also determine when and how contractors shall be hired to perform maintenance on the right-of-way.

b) Decisions concerning improvement and/or maintenance of the right-of-way shall be made by majority vote of the lot owners present. Each lot shall have one vote.

c) The first meeting of the owners may be called by any lot owners and shall be held within the Town of New Windsor upon notice sent by first class mail to owners. Subsequent meeting shall be held as agreed. In addition to these meetings, any owner shall have the right to call for a special meeting upon his or her own initiative, one each calendar year, at a reasonable place, date and time. Notice shall be given as previously stated for the first meeting.

d) The owners present at the meeting and annually thereafter shall select a manager who shall serve without pay, Chair the meeting, and oversee the programs adopted by the group, including preparation of budgets, arranging for maintenance, snow removal and the like, and the collection of assessments. The Manager shall serve to one year, or until a successor is elected, whichever is longer. Clerical help shall be deemed a part of owner obligation.

4. The determination and mailing of notice (by ordinary mail) of the assessment for repair and maintenance of the right-of-way against each lot by the manager shall be conclusive evidence that the obligation is due and collection thereof may be asserted by any lot owner acting in behalf of the development.

5. Invoices based upon a budgeted allowance shall be rendered semi-annually by the manager and shall be due within thirty (30) days after mailing. Invoices over budget shall be rendered when mailed and shall also be due within thirty (30) days. Late payments shall be any payments due and unpaid for more than 30 days after the original invoice was mailed, and shall bear interest at the rate of fifteen (15) percent per annum.

6. Owner, by accepting a deed to or by owning land within the subdivision described herein agrees:

a) To be bound by the act of the majority.

b) That failure to pay his or her proportionate share shall subject such owner's real property to lien of the contractor as if owner has executed the contract for the performance of the work. For the purpose of this Declaration, each lot owner that is affected by this Declaration hereby gives authorization, and by accepting a deed to the respective lot, does hereby accept the condition that a majority vote shall be sufficient to authorize the performance of work and that the acts of the manager in carrying out the directive of the lot owners shall be done by the manager as an agent of the lot owners and the lot owners thereby consent to the manager's actions and agree to be bound by them.

c) It is hereby declared that in the event of the accumulation of snow 2" or more, the manager is authorized to engage a contractor to remove the snow from the right-of-way without further authorization from the lot owners.

7. The use of the term "Owner" or "Owners" shall include their heirs, successors, and or assigns, and the developers.

8. Any notice or report required under this Declaration shall be sent to the Owners at the address on file with the tax assessor of the Town of New Windsor, unless such address is changed by written notice to each person concerned, in which event the change of address given shall be used for the sending of such notice or report.

9. Any liability of the Owners for personal injury to in connection with this Declaration, or to any workman employed to make repairs under this Declaration, or to third persons, as well as any liability of the Owners for damage to property of any such workman, or of any third persons, as a result of or arising out of repairs and maintenance under this Declaration, shall be borne equally among the Owners.

10. The Owners agree to indemnify and hold each other harmless from any and all liability for injury to himself or damage to his property when such injury or damage shall result from, arise out of, or be attributable to any maintenance or repair undertaken pursuant to this Declaration.

STATE OF NEW YORK)

)ss.:

COUNTY OF ORANGE)

On the 19th day of February in the year 2003 before me, the undersigned, personally appeared and personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME8050024
Qualified In Orange County
Commission Expires 10/30/2006



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
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507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhempa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

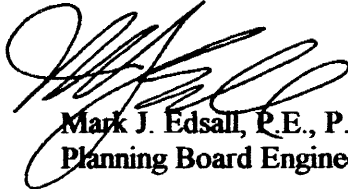
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SCHLESINGER SUBDIVISION
PROJECT LOCATION: STATION ROAD
SECTION 57 – BLOCK 1 – LOT 2
PROJECT NUMBER: 02-27
DATE: 9 OCTOBER 2002
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 45.1 +/- ACRE PARCEL INTO SIX (6) SINGLE-FAMILY RESIDENTIAL LOTS ON A PRIVATE ROAD. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 25 SEPTEMBER 2002 MEETING. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The plans are in generally good shape, with the following minor corrections needed on the final plans and submittals needed:
 - The bulk table should be updated to note the minimums for Lot Area-Gross and Lot Area-Net, as previously requested.
 - The applicant will be required to submit a Private Road Completion Bond per the requirements of Section A60-10(A)(8) of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for review and approval.
 - The applicant should submit a draft copy of the Private Road Maintenance Declaration, in recordable form, to the Planning Board Attorney for review.
 - As per the 911 Policy of the Town, this project will require the assignment of a street name and 911 address numbering on the plan.
2. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

3. I have reviewed the sanitary disposal system designs and the site grading. I have the following comments in these matters:
- The "required" disposal field length for lots 2,3,5 & 6 on the table on sheet 4 is incorrect, it should be 390 ft.
 - I recommend that the "provided" length of field for these lots be increased, as the proposed is barely above the minimum required.
 - The Board should note that all houses proposed for this subdivision are limited to 3-bedroom. I recommend that sheets 1 & 2 include a note in a box indicating that all residences are so limited.
4. The applicant is reminded that the final subdivision plat must bear the stamp and signature of the licensed surveyor.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW02-27-08Oct02.doc

PUBLIC HEARING:

SCHLESINGER SUBDIVISION (02-27)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: This application proposes subdivision of 45 acres into 6 single family residential lots and a private road. This plan was previously reviewed at 25 September, 2002 planning board meeting. Greg, first the board is going to review it. If anybody is here to speak on this public hearing, I will open it up to the public in the future, so bear with us while we review it first.

MR. SHAW: Thank you. As the Chairman mentioned, this is the subdivision of a 45 acre parcel of land in an R-1 zone located on Station Road. Minimum lot area for this subdivision is 80,000 square feet and we comply with each and every lot. Presently, the property is being used by the Schlesingers. There's a residence that's indicated on the proposed lot 1. What we're requesting before the board is to create 5 additional lots with the Schlesinger residence being the 6th to be serviced by the private road. The road will be approximately 650 feet in length and will be built according to the private road specs of the Town of New Windsor. Road slopes will vary from 2 1/2 percent to a maximum of 10% and will terminate at a cul-de-sac at the end of the proposed roadway. The site for the most part is wooded up until the cul-de-sac area, it's pretty much of an open meadow that represents about 30 percent of the site and the balance of the site is heavily wooded. We do have Federal fresh water wetlands on the site and they have been so indicated with appropriate notes that no filling is allowed within the wetlands area. We have completed our subsurface investigation for this site and the drawings that are before you have a septic system for each and every lot, along with all the subsurface testing information. And again, because this parcel is outside of the consolidated water district of the town of Newburgh, each lot will be serviced by an individual well. That's a brief overview, Mr. Chairman, any

questions the board might have or the public, I will stay here to answer same.

MR. PETRO: Any members have anything at this time or I will open it up to the public? On September 27, 2002, 15 addressed envelopes were mailed with the notice of public hearing. If anyone is here, would like to speak for or against this application, please come forward, state your name and address and your concerns. Is anyone here? Mr. Schuster. Let the minutes show that no one is here and at this time, I would entertain a motion to close the public hearing.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Schlesinger subdivision on Station Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I'd open it back to the board for further discussion. Mark, I notice that you have some housekeeping comments.

MR. EDSALL: Yeah, comment 1 just some cleanup items, nothing significant. Actually, some that are just items they have to submit before final.

MR. PETRO: Greg, you have a copy?

MR. SHAW: Yes, Mark just gave me one.

MR. PETRO: Number 3 is the same.

MR. EDSALL: 3A is some minor corrections as well, that's nothing.

MR. PETRO: Motion for negative dec?

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Schlesinger subdivision on Station Road. Is there any further discussion from the board members? If not, roll calling.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Greg, you have to just take the comments from Mark, implement them on the plan and you're done. Do you have anything else you want to add?

MR. SHAW: Just one more pitch to get conditional approval, the comments are five minutes worth of work, if the board felt so, I'd appreciate it if you can give my client conditional approval upon satisfying those few comments. It represents five minutes of work at the very most.

MR. PETRO: Anybody objection? If not, I'll entertain a motion for final conditional approval.

MR. BRESNAN: So moved.

MR. LANDER: Second it. Just one thing, Andy, have you seen the private road maintenance agreement?

MR. KRIEGER: Not yet, but I have communicated with Greg about it and I don't expect there will be much difficulty with respect to that. At this point what I

will accept is the standard form. He's familiar with it and I will deal with them directly. I don't anticipate any problems.

MR. PETRO: Mark, who needs to sign the plan, you said that engineer?

MR. EDSALL: Just the final one will need the surveyor's stamp on the front plat.

MR. PETRO: Hildreth?

MR. SHAW: No, John Dragon in this case.

MR. EDSALL: I'll check with each one of these items and doublecheck with Andy.

MR. PETRO: Anything else? Motion has been made and seconded, any other comments?

MR. LANDER: Second it.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Subject to Mark's comments being implemented on the plan.

REGULAR ITEMS

SCAGLIONE SUBDIVISION

Mr. Joe Foti appeared before the board for this proposal.

MR. PETRO: Proposed 3 lot residential subdivision. We've seen this a number of times. This application proposes subdivision of one acre parcel into 3 single family residential lots. Plan was previously reviewed at the 13 October, 1999, 26 April, 2000, 14 June, 2000 and 12 September, 2001 planning board meetings. We had referred them to Parks and Recreation because of the proximity to the Cantonment.

MR. LANDER: Mark, do we have anything from Parks and Recreation?

MR. BABCOCK: Yes, we do.

MR. ARGENIO: I think Mark speaks to that Ronny in comment 2.

MR. PETRO: Project will have no affect, I would assume that we have heard from the town historian.

MR. LANDER: Is that from Glen Marshal?

MR. BABCOCK: No, this is from the Director of Historic Preservation Field Services Bureau.

MR. PETRO: I have talked to Glen a number of times, he told me he didn't think that as long as it's going there if they were satisfied, I thought they did find a couple items there, wasn't there something that they found?

MR. EDSALL: I'm not aware of any items.

MR. FOTI: Nothing that I know of.

MR. PETRO: Mark, let's authorize the issuance of a lead agency coordination letter for the project.

MR. EDSALL: Kind of a formality, it's a little bit of the cart after the horse, reverse rather because they have already gone through Historic Preservation, they are the only agency I'm aware of, I want to make sure we dot all the i's and cross all the t's so they can probably get that resolved and come back in a month and be done.

MR. LANDER: Public hearing?

MR. PETRO: PI zone, there's nobody around him really, his own house in the front, one other house down on the side behind the Cantonment and the other side is--

MR. ARGENIO: I agree.

MR. PETRO: Motion to waive public hearing.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Scaglione minor subdivision. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We've got to get the letter out, we can't do anything else.

MR. EDSALL: If we get a quick response from the Historic Preservation which is likely since they have completed their review, he might be able to come back for the next meeting.

SCHLESINGER SUBDIVISION (02-27)

Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: Proposed 6 lot residential subdivision. Application proposes subdivision of 45.1 acre parcel into 6 single family residential lots on a private road. Plan was reviewed on a concept basis only. It's R-1 zone, which is permitted, bulk information is correct for the zone and use table should be updated to note minimums of lot area gross and lot area net. Greg?

MR. SHAW: Yes. Mark mentioned that to me, the net and the gross values are indicated on each individual lot but Mark wants them incorporated into the table, be more than happy to do that. All right, very quickly, Mr. Chairman, as you mentioned, this is a 45 acre parcel of land in an R-1 residential zone, minimum lot area 80,000 square feet. Presently on the site there is one residence and some associated barns what we're proposing is to create a total of 6 lots that would be 5 new lots plus the existing residence. They are going to be serviced by a private road approximately 650 feet in length which is going to terminate off a cul-de-sac just short of the Federal freshwater wetlands. With that, there will be two large size lots to the east of the cul-de-sac. What I would ask the board tonight to do is to assume lead agency status and I believe by law you're required to set up a public hearing, I would ask that you would do that also in order to move this process along.

MR. PETRO: Let the board members digest it for a minute, I've seen the plan, see if they have any comments. I'll take a motion for lead agency.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for the Schlesinger subdivision

on Station Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. SHAW: Mr. Chairman, two other important points maybe I glossed over too quickly, the drawings before you we did all of our percolation tests and deep pit tests and every lot has a septic system designed so the suitability of the soil is not in question, each lot can take a sewage disposal system and again, due to only creating a total of 6 lots, 2 of which are well in excess of five acres by law we're not required to go to the Orange County Department of Health for realty subdivision approval. So I believe that the approval process just stays with this board.

MR. PETRO: Well, let's talk a little bit about the driveway and road, Greg, cause I talked to Mark a little bit bit and I don't know if I discussed it with you or not, my concern was that it's a private road coming in 600 feet, I think we have a maximum of 800, if you look at the driveway extending off the cul-de-sac, it's pretty long, obviously. So Mark had suggested we can have a driveway any length that if you put a median between the two and it would be more delineated as driveways.

MR. SHAW: And the drawings reflect that if you were to turn to drawing number 2, Mark brought that up at the workshop meeting and I was able to incorporate that into the drawings, I have two separate and distinct driveways with the grass median between them.

MR. ARGENIO: Almost looks like you're part of the wetlands there.

MR. PETRO: He probably is.

MR. SHAW: That's, well, there's a drive there now that's how they access the other portion of the site.

MR. ARGENIO: Mark, we're under the threshold for square footage for a private road on these lots?

MR. EDSALL: Private road is fine. Normally, you don't like having driveways this long but this is kind of a unique case because you really can't extend the private road and ask for a waiver because then you'd have too much wetlands disturbance.

MR. ARGENIO: I was more referring to how does the law read, maybe it's the Orange County Department of Health Law I think it is when you hit the fifth lot over a certain size, you have to go to a public road.

MR. EDSALL: No, for the Realty subdivision, if you create the fifth lot under five acres, it's now defined as a Realty Subdivision of the State Law and you have to go to the Health Department.

MR. LANDER: But in answer to your question on the private roads 800 feet for the length of the road.

MR. ARGENIO: So the size of the lot has nothing to do with it.

MR. PETRO: You have to get to the other.

MR. EDSALL: Normally, the reason why you don't want a narrow long driveway it could very easily become obstructed and prohibit emergency access. This is a little unique in the fact that they've got the major section and they have to limit their disturbance, the method that they're using by keeping two separate driveways complies with the law but provides a secondary benefit if one side ever became obstructed, emergency vehicles could hope across and use the other one so kind of meets our needs but doesn't create wetlands disturbance.

MR. PETRO: Motion to have a public hearing.

MR. BRESNAN: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board have a public hearing for the Schlesinger subdivision on Station Road. Any further discussion? Roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Get together with Highway, get it set up.

MR. SHAW: It will come together very quickly, Mr. Chairman.

MR. PETRO: Thank you.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**


PROJECT NAME: SCHLESINGER SUBDIVISION
PROJECT LOCATION: STATION ROAD
SECTION 57 – BLOCK 1 – LOT 2
PROJECT NUMBER: 02-27
DATE: 25 SEPTEMBER 2002
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 45.1 +/- ACRE PARCEL INTO SIX (6) SINGLE-FAMILY RESIDENTIAL LOTS ON A PRIVATE ROAD. THE PLAN WAS REVIEWED ON A CONCEPT BASIS.

1. The property is located in the R-1 zoning district of the Town. The “required” bulk information is correct for the zone and use. The table should be updated to note the minimums for Lot Area-Gross and Lot Area- Net. All lots appear to easily comply with the minimum bulk requirements, although a complete table with values for each lot should be provided.
2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
3. The Planning Board should consider authorizing the mandatory Public Hearing for this Major Subdivision, as required under Paragraph 4 of the Subdivision Regulations.
4. As per the 911 Policy of the Town, this project will require the assignment of a street name and 911 address numbering at the Preliminary approval stage of the subdivision review.
5. I have not yet reviewed the sanitary designs, nor the grading, nor the grading, pending the Board’s concept acceptance of the subdivision layout. I have reviewed the private road details, and they appear to comply with the code requirements.

6. For future submittal, the applicant's engineer/surveyor should note the following requirements:

- The applicant will be required to submit a Private Road Completion Bond per the requirements of Section A60-10(A)(8) of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for review and approval.
- The applicant should submit a draft copy of the Private Road Maintenance Declaration, in recordable form, to the Planning Board Attorney for review.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st

NW02-27-25Sept02.doc

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/09/2002

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 2-27

NAME: SCHLESINGER SUBDIVISION - PA2002-0994

APPLICANT: SCHLESINGER, NEIL & GLYNNA

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	09/19/2002	MUNICIPAL HIGHWAY	09/23/2002	APPROVED
ORIG	09/19/2002	MUNICIPAL WATER	09/23/2002	APPROVED
ORIG	09/19/2002	MUNICIPAL SEWER	/ /	
ORIG	09/19/2002	MUNICIPAL FIRE	09/19/2002	APPROVED
ORIG	09/19/2002	NYS DOT	/ /	

CLOSE P/H

N-D JA JB 5 OK
1 2

FINAL APPROVAL SUBJECT TO MARK

JB RON
1 2



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

September 12, 2002

Shaw Engineering
744 Broadway
Newburgh, NY 12550

Re: 57-1-2

Dear Mr. Shaw:

According to our records, the attached list of property owners are abutting to the above referenced property.

Parcels marked with one asterisk(*) represent abutting parcels, two asterisks (**) represent that the parcel is located within an Agricultural District, and three asterisks (***) represent that the parcel is both abutting and located within an Agricultural District.

Please be advised that the subject parcel is also located within an Agricultural District.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's Office.

Sincerely,

John McDonald
Acting Assessor

JM/lrd
Attachments

CC: Myra Mason, PB

29-1-68**

Charles & Michele Seaman ✓
17 Hidden Valley Lane
Rock Tavern, NY 12575

George J. Meyers, Supervisor ✓
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

52-1-18*

Peter & Joan Kean ✓
1 Brittany Terrace
Rock Tavern, NY 12575

Deborah Green, Town Clerk ✓
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

54-1-46.21*

David & Dorothy Bowman ✓
434 Station Road
Rock Tavern, NY 12575

Andrew Krieger, ESQ. ✓
219 Quassaick Avenue
New Windsor, NY 12553

54-1-48.222***

Francis Coleman ✓
431 Lake Road
New Windsor, NY 12553

James Petro, Chairman ✓
Planning Board
555 Union Avenue
New Windsor, NY 12553

54-1-49***

David & Dorothy Bowman ✓
430 Station Road
Rock Tavern, NY 12575

Mark J. Edsall, P.E. ✓
McGoey and Hauser
Consulting Engineers, P.C.
33 Airport Center Drive, Suite 202
New Windsor, NY 12553

54-1-52.2*

Maurice Warnon ✓
Joanne Poortman
460 Station Road
Rock Tavern, NY 12575

57-1-96.11***

Paul & Joann Babcock ✓
11 Babcock Lane
Rock Tavern, NY 12575

57-1-96.221***

Kenneth Babcock ✓
17 Babcock Lane
Rock Tavern, NY 12575

57-1-103*

Christina & Blair Kobelin ✓
18 Bryant Street
Paramus, NJ 07652

57-1-125.2***

Robert & Catherine Babcock ✓
22 Tall Oaks View
Rock Tavern, NY 12575

15

ARE THEY OK?

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the
TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a
PUBLIC HEARING AT Town Hall, 555 Union Avenue, New Windsor, New York
on October 9, 2002 at 7:30 P.M. on the approval of the
date

proposed ☐ SITE PLAN / ☒ SUBDIVISION / ☐ SPECIAL PERMIT approval

for Neil S. & Glynna Schlesinger located at _____
name of project
420 Station Road Tax Map # 57 1 : 2
Address of project section, block, lot

Map of the project is on file and may be inspected at the PLANNING BOARD
OFFICE, Town Hall, 555 Union Avenue, New Windsor, NY prior to Public
Hearing.

September 26, 2002

Date

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman

AGRICULTURAL DISTRICT NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York has before it an application for Subdivision ~~Site Plan~~ for Neil & Glynna Schlesinger for the proposed 6 lots to be located on a 45 acre parcel of land
(briefly describe project)
identified as 420 Station Road

As this project may be located within 500' of a farm operation located within an Agricultural District, the TOWN OF NEW WINDSOR is required to notify property owners of property containing a farm operation within this Agricultural District and within 500' of the proposed project.

Owner/Applicant Neil & Glynna Schlesinger
Name

Address: 420 Station Road
Rock Tavern, New York 12575

Project Location: 57 1 2
Tax Map # Sec., Block, Lot

Street: 420 Station Road

A map of this project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Date: September 26, 2002

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.,
Chairman

RESULTS OF P.B. MEETING OF: September 25, 2002

PROJECT: Schlesinger Sub. P.B.# 02-27

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M)___ S)___ VOTE: A___ N___

2. TAKE LEAD AGENCY: Y ☒ N ☐

CARRIED: YES NO

M) A S) L VOTE: A 5 N 0

CARRIED: YES ☒ NO ☐

WAIVE PUBLIC HEARING: M) B S) L VOTE: A5 N0 WAIVED: Y N ✓

SCHEDULE P.H. Y ☒ N ☐

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED: _____

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

[illegible]



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☐ SEWER DEPT., ☒ HIGHWAY DEPT.

RECEIVED
TOWN OF NEW WINDSOR
SEP 19 2002
ENGINEER & PLANNING

P.B. FILE # 02-27 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 09-24-02

THE MAPS AND/OR PLANS FOR:

RECEIVED

Schlesinger

Applicant or Project Name

SEP 20 2002

N.W. HIGHWAY DEPT.

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by: _____

Date 9/22/02



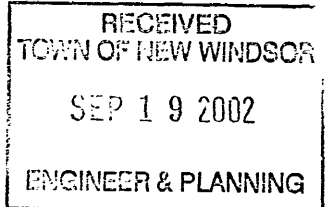
Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☒ WATER DEPT.,
☐ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # 02-27 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 9-24-02

THE MAPS AND/OR PLANS FOR:

Schlesinger
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: There is no town water in this area

☐ DISAPPROVED:

Notes: _____

Signature: [Signature] 9-23-02
Reviewed by: _____ Date

INTER-OFFICE CORRESPONDENCE

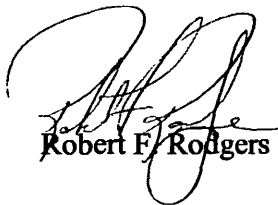
TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: Schlesinger Subdivision
DATE: 19 September 2002

Planning Board Reference Number: PB-02-27
Dated: 19 September 2002
Fire Prevention Reference Number: FPS-02-054

A review of the above referenced subject subdivision plan was conducted on 19 September 2002.

This subdivision plan is acceptable.

Plans Dated: 18 September 2002



Robert F. Rodgers

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#847-2002**

09/23/2002

Schlesingers Of Newburgh, Inc. #02-27

**Received \$ 100.00 for Planning Board Fees on 09/23/2002. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/19/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 2-27

NAME: SCHLESINGER SUBDIVISION - PA2002-0994

APPLICANT: SCHLESINGER, NEIL & GLYNNA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/19/2002	REC CK. #123	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

Neil
9/23/02



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@ptd.net

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN / VILLAGE OF: NEW Windsor

P/B APP. NO.: _____

WORK SESSION DATE: 18 Sept 02

PROJECT: NEW X OLD _____

REAPPEARANCE AT W/S REQUESTED: No

RESUB. REQ'D: 211 App

PROJECT NAME: Schlerriger Sch div.

REPRESENTATIVES PRESENT: Neil S. / Greg Shan

MUNICIPAL REPS PRESENT:

BLDG INSP. _____
ENGINEER X
P/B CHMN _____

FIRE INSP. Bos
PLANNER _____
OTHER _____

ITEMS DISCUSSED:

STND CHECKLIST:

- 2 indiv drives not common
- must use new lot area def.
- 1/2 need 9+3+3

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

10/9 mt. rip rap swale in steep section

10/11 paper

10/23 1/2

next avail agenda

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision x Lot Line Change _____ Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 57 Block 1 Lot 2

BUILDING DEPARTMENT REFERRAL NUMBER 2002 - 0994

1. Name of Project Schlesinger Subdivision

2. Owner of Record Neil S. & Glynna Schlesinger Phone 496-7743

Address: Station Road, Rock Tavern, New York 12575
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same As Owner Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695

Address: 744 Broadway, Newburgh, New York 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Gregory J. Shaw, P.E. 561-3695
(Name) (Phone)

7. Project Location: On the east side of Station Road 4,500 feet
(Direction) (Street) (No.)
south of Kings Road
(Direction) (Street)

8. Project Data: Acreage 45.1 Zone R-1 School Dist. Washingtonville

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

02-27

RECEIVED TOWN OF NEW WINDSOR SEP 19 2002 ENGINEER & PLANNING

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes X No

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.)
The subdivision of a 45 acre parcel containing a residence into
a total of 6 residential lots serviced by a new private road.
This subdivision will create 5 new residential lots.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes no X

12. Has a Special Permit previously been granted for this property? yes no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

SHEBA V. SIMON
Reg. # 01516014855
Notary Public, State of New York
Qualified in Orange County
My Commission Expires Jan 4, 2003

19th DAY OF September 2002
[Signature]
NOTARY PUBLIC

[Signature]
APPLICANT'S SIGNATURE
NEIL Schlesinger
Please Print Applicant's Name as Signed

TOWN USE ONLY
RECEIVED
TOWN OF NEW WINDSOR
SEP 19 2002
DATE APPLICATION RECEIVED
ENGINEER & PLANNING

02-27
APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Neil Schlesinger, deposes and says that he resides
(OWNER)

at Station Road, Rock Tavern in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 57 Block 1 Lot 2)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that he authorizes:


(Applicant Name & Address, if different from owner)


Gregory J. Shaw, P.E.

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 9/10/2002


Witness' Signature

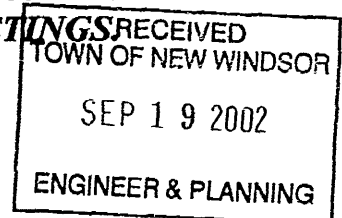

Owner's Signature

Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETING**


02-27

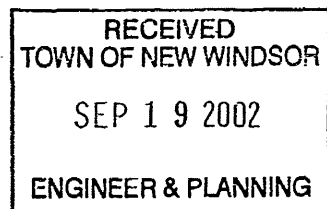


**TOWN NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

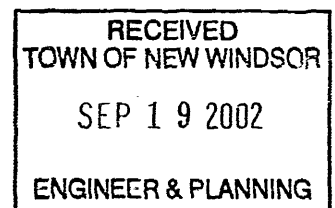
The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. X Name and address of Applicant.
- * 2. X Name and address of Owner.
3. X Subdivision name and location
4. X Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval.
(ON ALL PAGES OF SUBDIVISION PLAN)

SAMPLE: 
5. X Tax Map Data (Section, Block & Lot).
6. X Location Map at a scale of 1" = 2,000 ft.
7. X Zoning table showing what is required in the particular zone and what applicant is proposing.
8. NA Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. X Date of plat preparation and/or date of any plat revisions.
10. X Scale the plat is drawn to and North arrow.
11. X Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. X Surveyor's certificate.
13. X Surveyor's seal and signature.
14. X Name of adjoining owners.
15. NA Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. NA Flood land boundaries.
17. NA A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. X Final metes and bounds.



19. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. NA Include existing or proposed easements.
21. X Right-of-way widths.
22. X Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. X Lot area (in square feet for each lot less than 2 acres).
24. X Number the lots including residual lot.
25. NA Show any existing waterways.
- *26. X A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. X Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. X Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. X Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. X Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. X Provide A septic system design notes as required by the Town of New Windsor.
32. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. NA Indicate percentage and direction of grade.
34. NA Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. NA Indicate location of street or area lighting (if required).



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. X Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. X A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.


APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

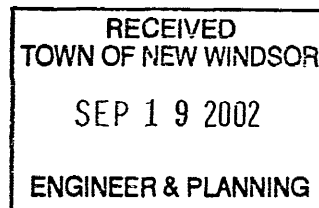
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  9/9/2002
Licensed Professional Date



IF APPLICABLE "XX"

**This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

Neil & Glynna Schlesinger

420 Station Road, Rock Tavern, NY 12575

2. Description of proposed project and its locations:

Subdivision of a 45 acre parcel into 6 residential lots

3. Name and address of any owner of land within the Agricultural District:

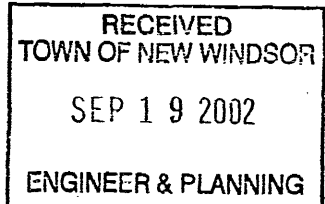
To be provided by Assessor's Office

4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.

To be provided by Assessor's Office

5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.

02-27



**State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM**

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:

☐

Part 1

☐

Part 2

☐

Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared**.
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared**.

*A Conditioned Negative Declaration is only valid for Unlisted Actions

SCHLESINGER SUBDIVISION

Name of Action

Town of New Windsor Planning Board

Name of Lead Agency

James R. Petro, Jr.

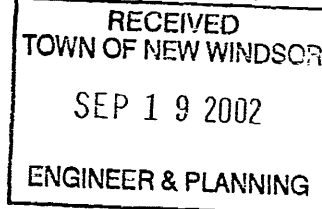
Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)



PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action SCHLESINGER SUBDIVISION

Location of Action (include Street Address, Municipality and County)

420 Station Road, Rock Tavern, NY 12575

Name of Applicant/Sponsor Neil & Glynn Schlesinger

Address 420 Station Road

City / PO Rock Tavern State NY Zip Code 12575

Business Telephone 845-561-1762

Name of Owner (if different) _____

Address _____

City / PO _____ State _____ Zip Code _____

Business Telephone _____

Description of Action:

The subdivision of a 45 acre parcel (containing an existing residence) into a total of 6 residential lots serviced by a new private road. This subdivision will create 5 new lots.

RECEIVED
TOWN OF NEW WINDSOR

SEP 19 2002

ENGINEER & PLANNING

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☒ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Other _____

2. Total acreage of project area: 45 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>13.7</u> acres	<u>11.7</u> acres
Forested	<u>14.5</u> acres	<u>12.6</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>16</u> acres	<u>16</u> acres
Water Surface Area	<u>0.25</u> acres	<u>0.20</u> acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>0.5</u> acres	<u>1.5</u> acres
Other (Indicate type) <u>lawn</u>	_____ acres	<u>3.0</u> acres

3. What is predominant soil type(s) on project site?

- a. Soil drainage: ☒ Well drained 75 % of site ☐ Moderately well drained _____ % of site.
☒ Poorly drained 25 % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

- a. What is depth to bedrock > 8 (in feet)

5. Approximate percentage of proposed project site with slopes:

☒ 0-10% 70 % ☒ 10- 15% 25 % ☒ 15% or greater 5 %

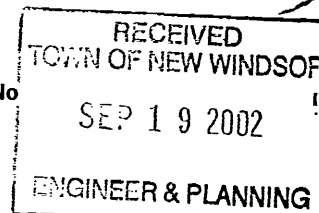
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? ☐ Yes ☒ No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No

8. What is the depth of the water table? > 8 (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No



11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?

☐ Yes ☒ No

According to:

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

☐ Yes ☒ No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

☐ Yes ☒ No

If yes, explain:

14. Does the present site include scenic views known to be important to the community?

☐ Yes ☒ No

15. Streams within or contiguous to project area:

a. Name of Stream and name of River to which it is tributary

16. Lakes, ponds, wetland areas within or contiguous to project area:

On-site wetland areas

b. Size (in acres):

Approximately 7 acres

17. Is the site served by existing public utilities? ☐ Yes ☒ No
- a. If YES, does sufficient capacity exist to allow connection? ☐ Yes ☐ No
- b. If YES, will improvements be necessary to allow connection? ☐ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☒ Yes ☐ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

- a. Total contiguous acreage owned or controlled by project sponsor: 50 acres.
- b. Project acreage to be developed: 45 acres initially; 45 acres ultimately.
- c. Project acreage to remain undeveloped: _____ acres.
- d. Length of project, in miles: _____ (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. _____ %
- f. Number of off-street parking spaces existing 2; proposed 12
- g. Maximum vehicular trips generated per hour: 5 (upon completion of project)?
- h. If residential: Number and type of housing units:

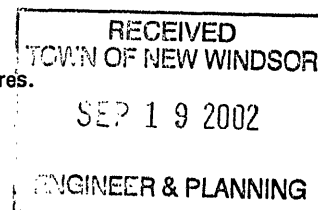
	One Family	Two Family	Multiple Family	Condominium
Initially	<u>5</u>	_____	_____	_____
Ultimately	<u>5</u>	_____	_____	_____

- i. Dimensions (in feet) of largest proposed structure: 30 height; 34 width; 60 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? _____ ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed ☒ Yes ☐ No ☐ N/A

- a. If yes, for what intended purpose is the site being reclaimed?

lawn

- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 3.9 acres.



5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

☐ Yes ☒ No

6. If single phase project: Anticipated period of construction: 12 months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated _____ (number)

b. Anticipated date of commencement phase 1: _____ month _____ year, (including demolition)

c. Approximate completion date of final phase: _____ month _____ year.

d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No

8. Will blasting occur during construction? ☐ Yes ☒ No

9. Number of jobs generated: during construction 10 ; after project is complete

10. Number of jobs eliminated by this project 0 .

11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No

If yes, explain:

12. Is surface liquid waste disposal involved? ☐ Yes ☒ No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? ☒ Yes ☐ No Type Domestic Sewage

14. Will surface area of an existing water body increase or decrease by proposal? ☒ Yes ☐ No

If yes, explain:

Approximately 0.1 acres of fill will be places in an existing small pond

15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No

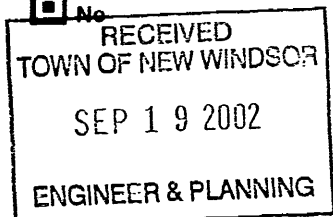
16. Will the project generate solid waste? ☒ Yes ☐ No

a. If yes, what is the amount per month? 0.4 tons

b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No

c. If yes, give name Alliance Landfill ; location Taylor, PA

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No



e. If yes, explain:

17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? ☐ Yes ☒ No

19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No

21. Will project result in an increase in energy use? ☒ Yes ☐ No

If yes, indicate type(s)

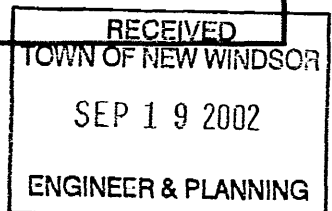
Oil & Electricity

22. If water supply is from wells, indicate pumping capacity _____ 5 gallons/minute.

23. Total anticipated water usage per day 2,600 gallons/day.

24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No

If yes, explain:



25. Approvals Required:

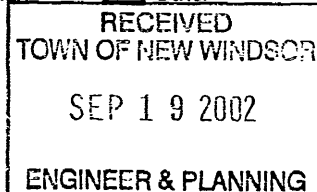
		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Subdivision</u>	<u>Sept. 2002</u>
		_____	_____
		_____	_____
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
City, County Health Department	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
State Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No

If Yes, indicate decision required:

<input type="checkbox"/> Zoning amendment	<input type="checkbox"/> Zoning variance	<input type="checkbox"/> New/revision of master plan	<input checked="" type="checkbox"/> Subdivision
<input type="checkbox"/> Site plan	<input type="checkbox"/> Special use permit	<input type="checkbox"/> Resource management plan	<input type="checkbox"/> Other



2. What is the zoning classification(s) of the site?

R-1 Residential

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

15 Lots

4. What is the proposed zoning of the site?

NA

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

NA

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No

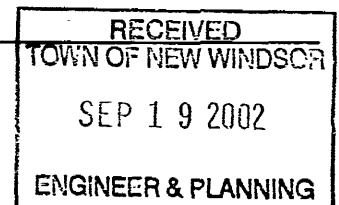
7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Residential - 2 acre lot minimum

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? ☒ Yes ☐ No

9. If the proposed action is the subdivision of land, how many lots are proposed? 6 Lots

a. What is the minimum lot size proposed? 2 cres



10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

☐ Yes ☒ No

a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☒ No

12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No

a. If yes, is the existing road network adequate to handle the additional traffic. ☐ Yes ☒ No

D. Informational Details

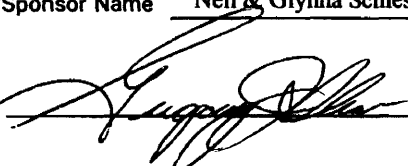
Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

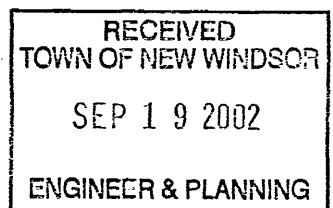
Applicant/Sponsor Name Neil & Glynna Schlesinger Date Sept. 10, 2002

Signature



Title Engineer For Applicant

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.



PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable?** The reviewer is not expected to be an expert environmental analyst.
- ! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO ☐ YES ☐

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where the depth to the water table is less than 3 feet. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction of paved parking area for 1,000 or more vehicles. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction that will continue for more than 1 year or involve more than one phase or stage. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

- | | 1
Small to
Moderate
Impact | 2
Potential
Large
Impact | 3
Can Impact Be
Mitigated by
Project Change |
|---|-------------------------------------|-----------------------------------|--|
| • Construction or expansion of a sanitary landfill. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

☒ NO ☐ YES

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| • Specific land forms: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|--|--------------------------|--------------------------|--|
| • Developable area of site contains a protected water body. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Dredging more than 100 cubic yards of material from channel of a protected stream. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Extension of utility distribution facilities through a protected water body. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction in a designated freshwater or tidal wetland. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

4. Will Proposed Action affect any non-protected existing or new body of water?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|--|--------------------------|--------------------------|--|
| • A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction of a body of water that exceeds 10 acres of surface area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

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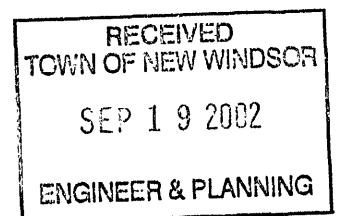
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5. Will Proposed Action affect surface or groundwater quality or quantity?

☐ NO ☒ YES

Examples that would apply to column 2

- | | | | | |
|--|-------------------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will require a discharge permit. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction or operation causing any contamination of a water supply system. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will adversely affect groundwater. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action would use water in excess of 20,000 gallons per day. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow residential uses in areas without water and/or sewer services. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |



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6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action would change flood water flows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action may cause substantial erosion. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action is incompatible with existing drainage patterns. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow development in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON AIR

7. Will Proposed Action affect air quality?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will induce 1,000 or more vehicle trips in any given hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in the incineration of more than 1 ton of refuse per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the amount of land committed to industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the density of industrial development within existing industrial areas. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

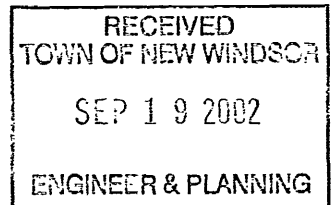
IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|



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| • Removal of any portion of a critical or significant wildlife habitat. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Application of pesticide or herbicide more than twice a year, other than for agricultural purposes. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|--|--------------------------|--------------------------|--|
| • Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

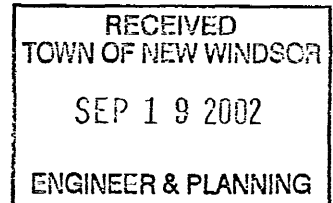
IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|--|--------------------------|--------------------------|--|
| • The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction activity would excavate or compact the soil profile of agricultural land. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |



	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Project components that will result in the elimination or significant screening of scenic views known to be important to the area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

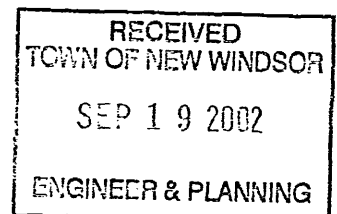
IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Any impact to an archaeological site or fossil bed located within the project site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |



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• Other impacts:

☐
☐
☐

Yes

☐

No

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

☒

NO

☐

YES

Examples that would apply to column 2

• The permanent foreclosure of a future recreational opportunity.

☐
☐
☐

Yes

☐

No

• A major reduction of an open space important to the community.

☐
☐
☐

Yes

☐

No

• Other impacts:

☐
☐
☐

Yes

☐

No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

☒

NO

☐

YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

• Proposed Action to locate within the CEA?

☐
☐
☐

Yes

☐

No

• Proposed Action will result in a reduction in the quantity of the resource?

☐
☐
☐

Yes

☐

No

• Proposed Action will result in a reduction in the quality of the resource?

☐
☐
☐

Yes

☐

No

• Proposed Action will impact the use, function or enjoyment of the resource?

☐
☐
☐

Yes

☐

No

• Other impacts:

☐
☐
☐

Yes

☐

No

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IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Alteration of present patterns of movement of people and/or goods. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in major traffic problems. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Blasting within 1,500 feet of a hospital, school or other sensitive facility. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Odors will occur routinely (more than one hour per day). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will remove natural barriers that would act as a noise screen. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

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IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?

☒ NO ☐ YES

- | | | | |
|--|--------------------------|--------------------------|--|
| • Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

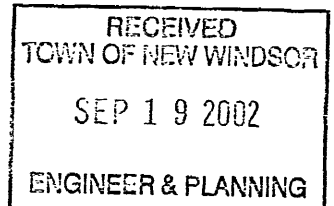
IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will conflict with officially adopted plans or goals. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will cause a change in the density of land use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Development will create a demand for additional community services (e.g. schools, police and fire, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

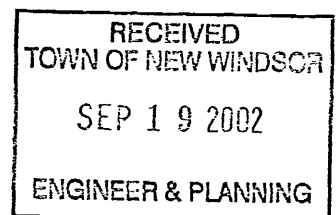


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| • Proposed Action will set an important precedent for future projects. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will create or eliminate employment. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

☒ NO ☐ YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3



Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- ! The probability of the impact occurring
- ! The duration of the impact
- ! Its irreversibility, including permanently lost resources of value
- ! Whether the impact can or will be controlled
- ! The regional consequence of the impact
- ! Its potential divergence from local needs and goals
- ! Whether known objections to the project relate to this impact.

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